

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: R [REDACTED] Hancox & G [REDACTED] Hancox

Email address: richie.georgina@gmail.com

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☒ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.
- ☐ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Oppose 10 Sillano Place, Ohoka as Rural Lifestyle Zoning.

Oppose San Dona subdivision as Rural Lifestyle Zoning.

Oppose application of planning maps, rules, objectives and policies for 10 Sillano Place, Ohoka and the surrounding San Dona subdivision as Rural Lifestyle Zone.

Our submission is to change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to be rezoned to Large Lot Residential.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

See attached submission

I/we have included: 1 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

The Waimakariri District Council to change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to Large Lot Residential.

Submission at the Hearing

☐ I/we wish to speak in support of my/our submission

☒ I/we do not wish to speak in support of my/our submission

☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to:
Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

24th November 2020

Richard John Hancox & Georgina Alice Hancox
10 Sillano Place
Ohoka

Submission Request: Rezone 10 Sillano Place, Ohoka and the further San Dona subdivision to Large Lot Residential.

We wish to oppose the zoning of 10 Sillano Place, Ohoka under the Proposed District Plan as Rural Lifestyle Zone, we also wish to oppose the planning maps, rules, objectives and policies for the above as Rural Lifestyle Zone.

We wish to make a submission that 10 Sillano Place, Ohoka and the surrounding San Dona subdivision be rezoned to Large Lot Residential.

The WDC PDP has lumped the San Dona subdivision into Rural Lifestyle Zoning without much thought as it contradicts the minimum lot size the PDP is proposing in this area. The San Dona subdivision contains lots ranging from 1.2 – 1.8ha with the capacity to obtain additional lots within the current layout of the subdivision.

Addressing key factors such as water capacity – there are approximately 600 additional connections available in the Mandeville area for such development – water is not an issue and Council has acknowledged this.

The stormwater in the San Dona area usually discharge to soak pits in ground and there is also large swales and open channels that run through the subdivision to help alleviate the issue. However, it was brought to our attention that there will be Stage 1 (2023) upgrade to the existing drainage network followed by Stage 2 (2025) diversion of the resurgence flow to the old Eyre Riverbed. High ground water issues can be addressed with finished floor levels of dwellings set by Council. Sewage is currently dealt with by septic tanks by which the WDC empty every 3 years for San Dona residents. If San Dona were to be changed to Large Lot Residential most existing Lots would only be able to subdivide in 2 and only a few into 3, obtaining ECan consent for additional septic tanks would be the most cost-effective way for landowners with minimal environmental effect.

San Dona residents should expect the same sort zoning as Millfield, Mandeville Park, Braeburn etc when it comes to developing the area. We are a community that needs to grow together and the WDC can benefit from the growth of the area, particularly financially which will be of interest to the Council, we are sure.

Richard & Georgina Hancox